

February 28, 2023

**MOTION BY SUPERVISORS LINDSEY P. HORVATH  
AND JANICE HAHN**

**Completing the Final Approved Repairs and Remodeling for the Home-Like Phase 2**

**Program at Barry J. Nidorf Juvenile Hall**

The Board of Supervisors has long desired to transform the County's two juvenile halls, Central Juvenile Hall (CJH) and Barry J. Nidorf Juvenile Hall (BJNJH), away from an institutional look and toward a setting that uses best practices with respect to form, function, design and furnishings. These interior changes are intended to refresh youth living units into environments that are more highly conducive to client restoration and achievement. The proposed transformation creates a more home-like setting for youth in the Probation Department's (Probation) care that supports their therapeutic needs.

Home-like improvements would primarily involve interior repairs and remodeling to colors, textures, lighting, furniture, and fixtures. Phase1 of the home-like vision, which was previously approved and is already well underway at both CJH and BJNJH, resulting in the first completed and occupied youth living unit at BJNJH.

The Internal Services Department (ISD) intends to deliver the repair and remodeling work for the proposed Barry J. Nidorf Juvenile Hall Home Like Phase 2 Project through previously approved Job Order Contracts (JOC) and Master Agreements. In addition to the physical repair and remodeling work, ISD will obtain furniture and fixtures for the site through the standard County

MOTION

SOLIS \_\_\_\_\_

MITCHELL \_\_\_\_\_

HORVATH \_\_\_\_\_

BARGER \_\_\_\_\_

HAHN \_\_\_\_\_

procurement process. Examples of the proposed improvements include, but are not limited to:

- More vibrant and visually interesting color schemes;
- Softer seating that eliminates the appearance of hard edges;
- Wood or faux wood bed frames and bedside furniture (for living units that utilize free-standing bed frames);
- Removal and replacement of stainless-steel dining tables with family style tables;
- Use of vinyl or carpet flooring as appropriate to cover existing concrete;
- Lighting and restroom fixtures consistent with typical residential use;
- Greater use of toilet and shower privacy panels to enhance youths' sense of dignity and to accommodate modesty needs; and
- Sound absorbing features within youth living units to reduce the echo effect that is inherent with large flat ceilings, walls, and floors.

Home-like improvements to youth living units and support buildings are required as part of the County's Memorandum of Agreement with the California Department of Justice (DOJ). The DOJ's assigned monitor has already approved design concepts.

This motion seeks an appropriation authorization to provide the resources needed to transform the traditionally institutional look at the Barry J. Nidorf Juvenile Hall facility into a more home-like environment that is supportive of the therapeutic and rehabilitative needs of youth in Probation's care. The changes also enhance feelings of calmness and well-being for both youth and staff as they work together to build skills that prepare youth for successful transition to their

respective communities. The proposed enhancements would also allow youth to work and live in a small group milieu and create welcoming and age-appropriate living spaces, including safe spaces for contemplation, counseling, service engagement, and visitation to reinforce family linkages. In addition, the motion seeks to partner the home-like improvements with the utility and related infrastructure needed to support the youth grievance kiosk functionality consistent with requirements of the State DOJ.

ISD proposes to deliver the scope of work to meet the requirements for Phase 2 of the home-like initiative and associated enhancements for a total project cost of \$24,771,000 for Barry J. Nidorf Juvenile Hall, inclusive of kiosk infrastructure and the cost of furniture, fixtures and equipment (FFE). The FFE for the proposed project, which is estimated at \$940,000, will be separately procured by the Probation Department. ISD recommends the utilization of a Board-approved JOC, Master Agreements, and Vendor Services procured via approved purchase orders, to perform the following:

**Barry J. Nidorf Juvenile Hall**

**Scope of Work (as required):**

- **Electrical**: Replace the existing light fixtures and switches with LED lights and high security switches, and install electrical infrastructure required for the grievance kiosks, which includes all conduit, wiring and data cabling, as required.
- **Paint**: Clean, prepare and then paint existing interior walls, doors, door frames, base boards, ceilings, and HVAC registers, as required.

- Doors and Door Hardware: Remove, and replace existing doors and hardware, as required.
- Miscellaneous Features: Install protective guards over fire sprinkler heads, replace damaged counter tops, replace damaged ceiling tiles, repair and replace damaged drywall ceiling, install new shower partitions, install new toilet partitions and doors, install stainless-steel window frames in the restrooms, and replace shower heads and valves, as required.
- Flooring: Install vinyl or epoxy flooring, as required.
- Furnishings: Purchase and install furniture for use by youth and staff, as required.

**Primary Buildings/Facilities Impacted Include, but not limited to:**

- Units: A/B, C/D, E/F, G/H, J/K, L/M, N/O, P, Q, R/S

In accordance with Board Policy 5.270, Countywide Local and Targeted Worker Hiring, the project will require that at least 30 percent of the total California craft worker hours for construction of the project be performed by local residents and at least ten percent be performed by targeted workers facing employment barriers.

Funding to complete Phase 2 of the Home-like initiative repairs and remodeling for Barry J. Nidorf Juvenile Hall will come from existing designated funding. The work is expected to take 10 months following Board approval.

**WE, THEREFORE, MOVE** that the Board of Supervisors:

1. Find that the proposed Home-Like Phase 2 Initiative repairs and refurbishments are

exempt from the California Environmental Quality Act (CEQA) because the project consists of minor alteration, repair and remodel of an existing facility, replacement of features and installation of small new equipment and facilities in an existing structure. These proposed projects are within certain classes of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15301 (a), (d), and (l); 15302 (c), and 15303 of the State CEQA Guidelines and Classes 1 (c), (d), (l), 2 (e) and 3 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The project will include negligible or no expansion of use and where replacement features at the site will have the same purpose and capacity. The project would not expand the square footage of existing structures. Additionally, the proposed project will comply with all applicable regulations, is not located in a sensitive environment, and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste sites compiled pursuant to Government Code Section 65962.5, or indications that the project may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable based on the record of proposed project. Upon the Board's approval of the actions herein, ISD will file a Notice of Exemption with the County Clerk in accordance with section 21152 of the California Public Resources Code and will post the Notice to the County's website in accordance with section 21092.2;

2. Establish and approve the Barry J. Nidorf Juvenile Hall Home Like Phase 2 Project, Capital Project No. 87949, with a total project budget of \$24,771,000, inclusive of \$940,000 for furniture, fixtures, and equipment which will be separately procured by the Probation Department;
3. Approve an appropriation adjustment to transfer \$23,831,000 from the Provisional Financing Uses-Various Budget to the Barry J. Nidorf Juvenile Hall Home Like Phase 2 Project, Capital Project No. 87949;
4. Exempt the proposed projects from the provisions of the Civic Art policy;
5. Authorize the Director of ISD, or his designee, to deliver the proposed projects by using Board approved Job Order Contract(s), On-Call Architectural and Engineering Contract(s), Master Agreements; and
6. Authorize the Purchasing Agent to procure the necessary services, furniture, fixtures, and equipment for the proposed project in accordance with the County's purchasing policies and procedures.